103.0	0005	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,360,300	/	1,360,300
USE VALUE:	1,360,300	/	1,360,300
ASSESSED:	1,360,300	/	1,360,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANZALONE COURTNEY & RYAN
Owner 2:	
Owner 3:	
Street 1:	4 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 4302 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10229.000	851,500		508,800	1,360,300
Total Card	0.235	851,500		508,800	1,360,300
Total Parcel	0.235	851,500		508,800	1,360,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.20 | /Parcel: 316.20

Legal Description

User Acct: 66617

GIS Ref:

GIS Ref:

Insp Date: 04/11/19

Entered Lot Size

Total Land:

Land Unit Type:

!8238!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	851,500	0	10,229.	508,800	1,360,300		Year end	12/23/2021
2021	101	FV	825,800	0	10,229.	508,800	1,334,600		Year End Roll	12/10/2020
2020	101	FV	825,800	0	10,229.	508,800	1,334,600	1,334,600	Year End Roll	12/18/2019
2019	101	FV	183,100	0	10,229.	508,800	691,900	691,900	Year End Roll	1/3/2019
2018	101	FV	183,100	0	10,229.	436,100	619,200	619,200	Year End Roll	12/20/2017
2017	101	FV	183,100	0	10,229.	407,000	590,100	590,100	Year End Roll	1/3/2017
2016	101	FV	183,100	0	10,229.	348,900	532,000	532,000	Year End	1/4/2016
2015	101	FV	182,200	0	10,229.	312,600	494,800	494,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:58:42

LAST REV

Date	Time
08/07/19	08:59:03
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8238

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN,	1544-146	1	5/31/2019		1,420,000	No	No		Filed Both Ways - Recorded Land: Book: 72695
MC CARTHY CATHE	1536-87	1	10/31/2018	Change>Sale	769,000	No	No		Also filed 71826:351
MC CARTHY CATHE	1477-8		8/11/2015	Convenience	1	No	No		Filed both ways Bk 65890 Pg 128 8/11/2015.
MC CARTHY CATHE	1477-8		8/11/2015	Convenience	1	No	No		Filed both ways - Bk 65890 Pg 126 8/11/2015.
MC CARTHY CATHE	1368-123		5/27/2009	Family	1	No	No		
	680-126		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2019	50	Heat App	10,000	C				
11/16/2018	1723	Addition	100,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2019	Meas/Inspect	DGM	D Mann
4/11/2019	Permit Visit	DGM	D Mann
9/13/2018	MEAS&NOTICE	CC	Chris C
4/25/2018	Mail Update	EMK	Ellen K
2/19/2009	Meas/Inspect	163	PATRIOT
11/6/2000	Hearing Chag		
11/17/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66617
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10229		Sq. Ft.	Site		0	70.	0.71	4									508,811						508,800	

Total AC/HA:	0.23483	Total SF/SM:	10229	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	508,811	Spl Credit		Total:	508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1953	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00995886
Const Adj.:	0.99989998
Adj $ / SQ:	131.282
Other Features:	124508
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	853160
Depreciation:	1706
Depreciated Total:	851454

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 5 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

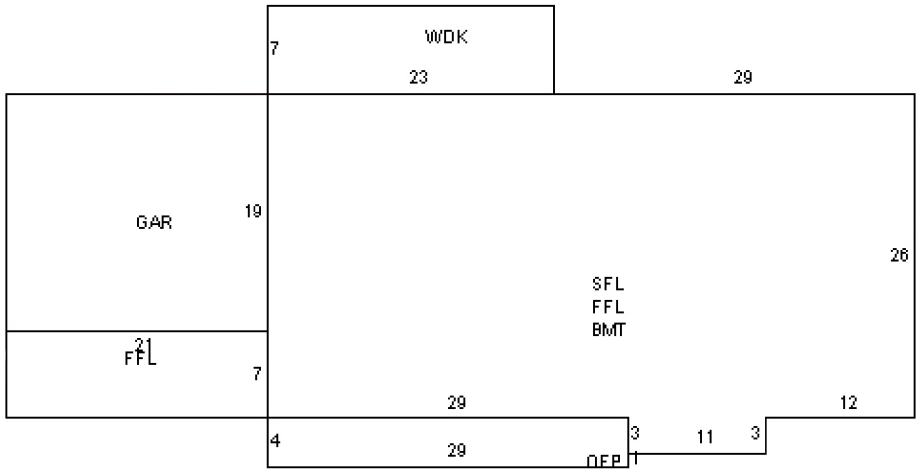
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	174.60
Special Features:	0	Val/Su Net:	171.05
Final Total:	851500	Val/Su SzAd	291.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,532	131.280	201,123
BMT	Basement	1,385	86.650	120,004
SFL	Second Floor	1,385	131.280	181,825
GAR	Garage	399	21.260	8,484
WDK	Deck	161	12.210	1,966
OFP	Open Porch	116	30.720	3,564

Net Sketched Area: 4,978 | Total:

Size Ad 2917 | Gross Area 6935 | FinArea 4302

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: